



**GOODERHAM & WORTS  
NEIGHBOURHOOD ASSOCIATION (GWNA) INC.**

Website: [www.gwna.ca](http://www.gwna.ca) Twitter: @GWNAtoronto

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**GWNA MINUTES OF BOARD MEETING**

Held via Video Conference September 12, 2022

6:30 PM

On Zoom

**Open Board Meeting: 6:30pm**

**Attendees**

Diana Belshaw (Chair)  
Neil Betteridge  
Mick Brighton  
Phylis Coles  
Christopher Needles  
Greg Papp  
Catherine Schryer  
Mark Wagner

**Regrets**

Sheila Iseman

1. Welcome, and Approval of Agenda  
Moved by Neil Betteridge; seconded by Mark Wagner. Approved.
2. Approval of Minutes of Monday August 29, 2022  
Moved by Mark Wagner; seconded by Neil Betteridge. Approved with the following corrections: Under point 5 "Google Works" to be changed to Google Workspace; under point 8 "poles" changed to "polls" and "A recruitment event in Cluny's" changed to "A recruitment event in the Distillery."
3. Business arising
  - a. Communications

Mark Wagner reported that the Association's non-profit status has been recognized and that the Association is now accessing the not-for-profit version of Slack. However, there are issues related to accessing Google Workspace especially with regards to the Association's domain name. Mark is investigating the issue but might need more documentation.

Christopher Needles has contacted Lester Brown regarding the Facebook page and the passwords are sorted out. Issues remain with respect to access to GWNA name and possible vetting of the Facebook page.

b. Membership

Phylis Coles reported that the Association currently has 76 paid memberships. She will be organizing a membership sign-up event on the evening of Monday, September 19 at 33 Mill St.

#### 4. Financial report

Greg Papp reported that the Association has a current balance of \$9537.00 with a GIC of \$2003.

#### **Community Meeting: 7:00pm** (26 attendees)

1. Land Acknowledgment and Introductions (Diana Belshaw)
2. Speakers
  - a. Julie Cookson provided an overview of the development and progress of the Anishnawbe Health Centre and the Indigenous Hub.
  - b. Michelle (?) provided an update on the Canary Landing Rentals and Condos.
3. Development Report (see attached)

Neil Betteridge provided a brief summary of the Association's participation in committees related to the development projects in the area. He highlighted the emergence of Construction Hubs designed to address traffic issues and the role played by the various GWNA committees in resolving construction related issues.

4. Round Table (see attached)

Diana Belshaw provided a brief summary of the activities of the Round Table, a committee consisting of the Presidents of the Condo Boards, the GWNA, and Distillery representatives. The committee works to problem solve issues related to the Distillery. She highlighted the work done to proactively address issues related to the Winter Village.

5. Call for Volunteers

Diana Belshaw asked members to consider volunteering for various GWNA committees.

6. Motion to Adjourn

Moved by Phylis Coles; seconded by Greg Papp. Approved.



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## NEIGHBOURHOOD ASSOCIATION

### Development Committee Report – September 12, 2022

The Development Committee continues to be involved in, as well as to monitor, the developments which are proposed and on-going in the area within and around the Distillery District.

1. **Construction Hubs** – The City of Toronto has established Construction Hubs with Construction Hub Coordinators in our area. This new role is designed to coordinate activities across public and private sector works projects. The Construction Hub Coordinator is linked to the City Traffic department for permits review and issuance to contractors, giving good visibility into plans and a means to manage the level of concurrent works activities. The two new hubs around the Distillery District are:
  - Lake Shore East – Covering the area from West of Cherry Street to York Street, from South of King Street to the lake. Coordinator is Paul Vaters
  - East Harbour – Covering the area from east of Cherry Street over to Carlaw, south of Eastern Avenue. Coordinator is Nathan Sham

An intro meeting was held with Paul Vaters. Paul seems engaged and committed to transparency. He has experience in our area from previous Project Management roles with Toronto Hydro.

No new permits will be issued in our area for the period during the Winter Village.

2. **Construction Concerns** – There have been several instances of trucks going up Mill Street which are being raised with developers for blocks 3/4/7/8/10 (Dream, Prism Partners) who are working to reinforce procedures with their general contractors (Ellis Don, Harbridge & Cross) and sub-contractors. Unfortunately, as the developments progress there continue to be new trades coming on site who require education and reinforcement.
3. **Blocks 3/4/7 (behind 70-80 Mill Street)** – Construction is continuing. Monthly Construction Liaison Committee meeting for Dream WDL projects was held on Aug 24th. Several items were addressed:

Crane Light - Put blinders on and should be resolved now. When get new crane operators may slip up.

Trinity Street Closure without notice - While work on site services was for the benefit of the Blocks 3/4/7 site, it was done by a City of Toronto Water contractor under the City's direction. City Traffic Manager had not been told of the work start; he gave the City's construction contractor direction they need to give residents clear information and posted a signal person at the intersection of Trinity & Mill while the street was closed from the north at Front St. Dream/Ellis Don previously put in a request to the City for services to the site, but were not provided any notice of work either by the City or the City's contractor. Going forward, Dream/Ellis Don will put a plan together even ahead of locking in date and warn residents of work that will be coming up in e.g. 4-6-8 weeks.

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Crane Ballast frequently over 80 Mill vs. expectation would only occasionally swing over - Dream's contractor has changed their written procedure for crane operator to ensure not parking ballast over building at the end of the day and will monitor in case crane operator changes. Board of 80 Mill reviewing crane agreement conditions with Dream.

4. **60 Mill Street (Gupta Group Hotel)** – Developer has reached out to the City Construction Hub Coordinator to begin planning. No work is expected this year.
5. **Triangle Lands (31, 31 A/R and 33 Parliament)** – Demolition was completed at 31 & 33 Parliament over the summer. Trees have been removed along Distillery Lane on the developer's site side.

Work is underway on establishing a Construction Liaison Committee with the developers.

An Archeological Consultant is engaged by the developers to do a site assessment. Because the site was previously lake front, they will be looking metres down for remains of an old wharf.

31R and the Ribbon building are on hold until Metrolinx gives their go ahead, which is likely to be at least several years out.

6. **Metrolinx Ontario Line (including First Parliament Site / Corktown TOC and Don Yard)** –

Early Works continue at the Corktown Station sites. Demolition has been completed and archeological investigations will continue until November. Early works have started on the Don Yard site and around Corktown Common.

Corktown Station construction is planned to start in 2H 2023 and tunneling 2H 2024. Enabling works in the Don Yard area including shifting train tracks, work on the subway tunnel portal to at grade transition, and foundations to the bridge across the Don River are expected to start in 2H 2023.

Multiple meetings were held with Metrolinx team and Ontario Line Technical Advisers in collaboration with WDLC and SLNA from June through August, including a neighbourhood walkaround.

A formal Community Liaison Committee (CLC) is to be formed in late September. The CLC will meet on a bi-monthly cadence until construction starts, then monthly. Metrolinx Community Relations will chair to start, and then hand over to the selected Project Constructor in 1H 2023. CLC is to include Resident Associations, BIAs, Metrolinx Reps (Community Relations, Sponsors Office, Design Division, Project Delivery Team), Ontario Line Technical Advisors, and City of Toronto reps.

Significant errors were identified in Metrolinx's initial Traffic and Transit Management Plan (TTMP) for Corktown station site haulage truck routes, e.g. trucks going wrong way down 1-way streets. The eventual Project Constructor will review this TTMP as an input and propose the routes they want to use, which will be subject to City Traffic and Construction Hub Coordinator review.

Metrolinx follows Ontario Ministry Standards rather than (typically more stringent) City of Toronto standards, e.g. daytime noise limit 75 dBA, not 70 dbA, nighttime 65 dbA. Installation of noise and vibration sensors on area buildings has started and Metrolinx team will have real-time monitoring and alerts.

Corktown Station Local Advisory Committee (LAC) has met with City Economic Development and Culture staff who were receptive to ideas for leveraging the full first floor of the future building on the First Parliament Site for cultural uses, including cultural and heritage interpretation with indigenous leadership involvement. LAC continues to emphasize that the community stands behind the existing First Parliament Site Master Plan.

7. **Cycling and Pedestrian Realm** – Extensions and modifications to Mill St – Esplanade bike lanes this summer included a new Loading Zone in front of 33 Mill Street, as well as additional bollards and signage on Mill Street. Because archeological work is continuing on the First Parliament Site through the fall, work on the new bike path at the south end of the site is unlikely to start before spring.

Bike Share Toronto has released its ambitious 4-Year Growth Plan. The plan is a key pillar of the City's TransformTO Net Zero Strategy that targets by 2030 having 75% of school and work trips under 5 km walked, biked or by transit. The plan calls for 50%+ growth, expanding to 1000 stations and 10,000 bikes across Toronto by 2025. A public info session is available for viewing on demand at <https://bikesharetoronto.com/news/4-year-growth/>

*Submitted by Neil Betteridge, Chair, on behalf of Diana Belshaw, Julie Beddoes, Nick Budd, Alison Burns, George Hume, Christopher Needles and Catherine Schryer.*

**GWNA ROUNDTABLE**  
**MINUTES**  
**Tuesday August 30, 2022 – 11:30AM**  
**The Loft**

**Present:**

Diana Belshaw (Chair, 39 Parliament)  
David Jackson (Distillery)  
Bushra Mir (Office of Councillor Mihevc)  
Christopher Needles (70 Mill)  
Rik Ocvirk (Distillery)  
Catherine Schryer (80 Mill)  
Dena Taylor (33 Mill)

**Regrets:**

Sheila Iseman (70 Distillery Lane)  
Mark Wagner (390 Cherry)

1. Introductions and approval of agenda
2. Discussion of Winter Village – November 17 – December 31, 2022
  - Traffic Concerns and Plans – Rik circulated Winter Village summary:
    - a. Council has approved the changes required for traffic (same as 2019 traffic plan)- one-way east bound on Front, closures of Trinity, Front to local traffic only during prime hours (Friday through Sunday), no parking on Parliament or Mill, drop-off zones on Front.
    - b. Distillery will provide paid-duty police officers to enforce local-only zones Friday through Sunday; may require extension of hours if traffic in early part week becomes difficult
    - c. **Belshaw will contact Ward 13 Office staff to ensure they are informed about situation**
    - d. Cherry St. should be open by early October but there will be no left turn onto Cherry from Lakeshore – could lead to heavier traffic on Parliament
    - e. **Request to Distillery to enforce no-parking in fire lanes as residents have major concerns about emergency access**
    - f. Question from 70/80 Mill if Trinity could be 2-way to facilitate their exit from area – not this year as it is too late to ask for amendments from Council
  - Parking:
    - a. There will be no parking in the immediate vicinity
    - b. Distillery is negotiating to rent parking along Lakeshore for visitors
    - c. Street permit parkers cannot be accommodated below 33 Mill this year so space may be found in Lakeshore lots.
    - d. **Mir will investigate if they can park in area to west of Hahn and Berkely**
  - Construction:

- a. Construction Hub managers have promised that there will be no new construction work by either City (drains or electrical work) or private developers (60 Mill) during the Winter Village. GWNA and Distillery have contacts in case there are problems.
  - b. Construction in Triangle Lands, Corktown Station and south of Lakeshore will continue
- Passes - Parking and entry:
  - a. Distillery will distribute earlier than last year – will use large coloured passes for parking access
  - b. **Roundtable reps will send # parking passes required and # units per building to Belshaw so Distillery has correct numbers to prepare and circulate**
- Liaison and Communications:
  - a. Roundtable reps will ensure liaison so distribution is done in their building – Belshaw will send list of contacts in all Distillery buildings so Distillery has emergency liaison numbers
  - b. Discussion of emergency contact at Distillery – email can be too slow. Property Managers definitely need a contact. Should security or Distillery Property Management be the contact? **Distillery will discuss and let Roundtable know.**
  - c. Agreed that emphasis should be on problem solving not complaints – Roundtable can filter complaints – **GWNA will set up an email for residents** to mirror construction complaints email : wintervillageconcerns.gwna perhaps?

### 3 Changes in DISTILLERY:

- College Boreale will be moving into their building September 2023
- Ribbon Building on hold due to Metrolinx

4. Discussion about Dog facilities in Distillery; All agreed there is insufficient space for dogs in area – agreed we would consider how to move forward to ensure the Distillery is not continually soiled.

5. Next Meeting – Thursday September 29 at 11:30, place TBD